

James Kirkham

From: Charlotte Watkins
Sent: 04 November 2019 10:22
To: James Kirkham
Subject: RE: North Arms Wroxton 19/01148/F and 19/01149/LB

James

This plan is fine with me and the best option in terms of obtaining a licence and providing an enhanced provision for bats. To answer Conservations query - Bats would usually enter the void through designed gaps in the apex, raised ridge tiles or similar – this is not shown on the plans. An inspection hatch is usually a requirement of any new bat void as part of a licence involves annual monitoring for a few years and it would not be possible to inspect an entire void with an endoscope. Usually hatches are internal and this isn't an issue, it may be possible for their ecologist to negotiate this aspect of hatch placement/necessity with Natural England. Use could be monitored by activity survey instead perhaps?

They need to be aware that whilst I think this is a suitable location and it is also recommended by their ecologist, an EPS derogation licence needs to be applied for by their ecologist prior to works beginning and the exact nature of mitigation in terms of void size and bat box provision will then be finalised with Natural England. Thus we should just condition the need for a licence. I would recommend the following conditions (or similar wording) as if bird boxes etc.. are to be placed in different places to those proposed in the original report due to lack of mature trees on site, in order to achieve a net gain we should have some idea where, how many and what types are proposed to be installed on the buildings and outbuildings and any mature trees further from the site.

Licence Required – CON

Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason : To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Biodiversity Scheme

Full details of a scheme for the location of bat and bird boxes and any further proposed biodiversity enhancements, including planting, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the use of any building, the bat and bird boxes shall be installed on the site in accordance with the approved details.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework.

Kind regards
Charlotte

Dr Charlotte Watkins
Ecology Officer
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From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: Friday, November 1, 2019 4:57 PM
To: Joyce Christie <Joyce.Christie@Cherwell-DC.gov.uk>; Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Subject: FW: North Arms Wroxton 19/01148/F and 19/01149/LB

Hi Both

Further to our earlier correspondence on this please see the below email and attached plans. Essentially the presence of the bat means there needs to be a void in the main barn form as recommended in Ecology Survey. Could I please have your comments on this?

Thanks

Kind regards

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From: stephen brear <mail@brearassociates.co.uk>
Sent: 29 October 2019 09:40
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Subject: RE: North Arms Wroxton 19/01148/F and 19/01149/LB

James,

We have been discussing the requirements for bat and bird mitigation with our Ecologist and have now resorted to the recommendation in the Ecology report. Our plan to use the void above the kitchen is not feasible as the void will be too small and the access hatch into the kitchen creates other issues in respect to environmental health and disruption to the kitchen any time an inspection is made to the void, if one ever will be. We have therefore revised the proposals for the stable/barn building to accommodate a void along the apex of the main stable room. This will run from gable to gable and include an access hatch in the gable wall as one in the ceiling is simply not practical. The ceiling will be 4.5m above floor level!

We attach a revised drawing 2016-34/7E

Bat Mitigation proposals

In response to the Ecology Report prepared for the site dated August 2019. References used as the same paragraph or item numbers from the Recommendation section of the Ecology Report.

6.1.1 Bats

A method statement will be prepared once the exact programming of the works has been established. At this stage a programme cannot be prepared as the exact start and completion dates for the building are still to be established.

There are no mature trees within the site to which bat boxes can be fixed. We have suggested that perhaps the boxes could be fixed to the trees within the college grounds. The exact positioning of the boxes needs to be agreed on site closer to the time of the work taking place.

There are no plans for an additional external lighting. Existing lighting will be renewed or repaired.

6.1.2 Nesting Birds

A nesting bird check will be arranged prior to work taking place.

6.2.1 Bats

It was originally planned to create a bat void above the lower parts of the stable building that is to be used as a prep kitchen and area of cold store. This however is not practical. Access is required into the void for future inspections. The provision of a hatch to a bat inhabited void above a kitchen conflicts with environmental health needs of the kitchen and inspection would cause disruption to the kitchen with the resultant clean up afterwards of droppings etc. An inspection floor could not be formed above this space as the void would not be large enough.

The proposal now is to use the solution proposed by the Ecologist albeit this has significant implications to the project budget. The only practical solution is to form a void along the apex of the main stable building running from gable to gable. Gaps can be formed in each gable wall for bat access or gaps left at the eaves of the roof.

The provision of an access floor however has implications for the roof structure of the stable. The existing roof structure will have to be replaced to allow for the additional structure required to create an access floor enough to carry the loads for human access.

To achieve an accessible void then the new ceiling will be set below the level of the existing truss collar. The truss will be retained however only the rafter section will now be exposed.

The new roof structure will be formed with rafters with a collared ceiling. The new structure will be set behind new ceilings. The top surface of the ceiling collars will be laid with chipboard flooring to form a crawl way. A Type 1F sarking left will be used as recommended by the Ecology Report. The void will also be insulated.

The Ecology report calls for a lockable but accessible hatch to be provided for future inspections. The ceiling will however be more than 4.5m above floor level and thus any hatch would not be accessible without scaffolding. We propose to create a new hatch in the gable wall which due to the higher external ground level could be accessible via ladder. The hatch would be constructed in timber and be sealed to prevent use for storage purposes.

6.2.2 Birds

There are no mature trees on the site to accommodate the recommended nest boxes. We will work with our Ecologist to position nest boxes in suitable positions on the site or we will work with the village and if any neighbouring resident wishes to have a nest box offer a box for fitting close to the site up to the number recommended in the report.

6.4.3 Bats and birds stone boundary wall

There are no plans to repoint the boundary walls.

We trust the above is sufficient for a consent to be granted, albeit with conditions, so we can finally move this project a step closer to the prospect of the North Arms eventually reopening.

Stephen Brear

Director



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From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 27 September 2019 12:08
To: stephen brear <mail@brearassociates.co.uk>
Subject: FW: North Arms Wroxton 19/01148/F and 19/01149/LB

Hi Stephen

Further to my email yesterday evening please see below from the Councils Ecologist. As you will see they have asked for further info from your ecologist on the bat mitigation etc as I asked yesterday. Could you please provide a response from your ecologist on this?

Thanks

Kind regards

James Kirkham BA (Hons) MSc MRTPI
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From: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Sent: 26 September 2019 21:21
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Subject: RE: North Arms Wroxton 19/01148/F and 19/01149/LB

James

I'm not sure how well the void above the kitchen would work as the bat mitigation. I would like to see what their ecologist has said about it as they know the site best and have recommended the larger void above the main roof. There may be issues with noise from extraction for instance. In order to obtain an EPS licence there are minimum sizes that a void needs to be for brown long-eared bats so this needs to be calculated. Basically I would just like to see something from their consultant on this change to ensure they also state they would apply for a licence with this as a satisfactory replacement.

Charlotte

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From: James Kirkham
Sent: 26 September 2019 17:50
To: Charlotte Watkins; Joyce Christie
Subject: FW: North Arms Wroxton 19/01148/F and 19/01149/LB

Hi Both

Please find attached copies of amended details on this proposal. Could I please have your comments in the next 14 working days? The plans are also available on DEF

Charlotte – The covering letter details what they are proposing to do to compensate for the impact on bats. Could I please have your comments on this as they appear to vary from the recommendation in the bat report in that the void would not be in the main part of the barn but in the attached building to the side? This is to retain the roof structure open in the main barn which are historic features of the listed building.

Kind regards

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From: stephen brear <mail@brearassociates.co.uk>
Sent: 26 September 2019 09:48
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Subject: RE: North Arms Wroxton 19/01148/F and 19/01149/LB

Dear James,

Please find attached our letter dated 25th September 2019 and updated drawings in reply to the comments raised in your email of 16th August and the Conservation Officers report. The drawings have been updated to reflect the comments received and our reply.

We have investigated extract options for the kitchen and believe extract ducting will just fit into the redundant flues of the gable chimney. Whilst we have indicated a size for the duct this is provisional and subject to us being able to open the flues and check the size for their full height. The flues are currently sealed and inaccessible. The final design may require ducts of a different shape to fit fully up the flue. The roof dormer detail is still required and will be used for intake air. This means the windows of the kitchen can be kept closed to reduce any potential noise to neighbouring properties. The system is only designed as a schematic for now and we suggest the detailed design be subject to a condition. The detail not being available until we appoint a specialist contractor which at this stage is not practical.

The other points raised in your email are addressed in the attached letter.

Regards

Stephen Brear
Director



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Tel: 01789 450283

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 16 August 2019 17:30
To: stephen brear <mail@brearassociates.co.uk>
Subject: RE: North Arms Wroxtton 19/01148/F and 19/01149/LB

Hi Stephen

Thank you. Sorry for the delay.

I will wait to hear from you regarding the flues etc and you will see the Conservation Officer has some suggestions in respect of the boiler flue. At the current time given the concerns of residents and the low level of extraction the Environmental Protection Officer has advised that it would be prudent to see details of the odour control and noise at this stage to ensure there is not amenity issues with neighbours so I would request this information be provided.

I attach comments from the Conservation Officer. I have tried to highlight what I consider to be the main issues within the comments and you will note a number of conditions are being recommended.

I also note the ecology report recommends a bat loft in the barn to mitigate the impacts of the development. We need to understand the details of this as we need to understand the heritage impacts of this proposal. Currently the plans show the barn with a vaulted ceiling however it does not appear this is going to be possible. Could you please provide some more details/amended plans of this?

In regard to the smoking shelter my current preference would be for it remain as it is as this has a lesser impact on the listed building and also allows the retention of more parking.

Sorry but in light of the outstanding issues and existing workload pressures I have not been able to deal with this in its target timeframe. If you could review the above/attached and come back to me hopefully we can agree an amended timeframe.

Kind regards

James Kirkham BA (Hons) MSc MRTPI

Principal Planning Officer – General Developments Planning Team

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From: stephen brear <mail@brearassociates.co.uk>
Sent: 06 August 2019 10:58
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Subject: RE: North Arms Wroxton 19/01148/F and 19/01149/LB

James,

Thank you for the email of 31st July 2019. I have delayed replying until I had my ecology report. I have now received this and attach a copy for consideration with the application. The report contains recommendations for mitigation and compensatory recommendations.

Smoking Shelter:

Prior to submitting the application we undertook a consultation process with the neighbours to the site involving a site meeting and open discussion regarding the proposals. One such concern expressed to us was that the present smoking shelter is positioned on the boundary to a neighbouring house and the shelter in the past was a source of late night noise and smells. To try and mitigate this we have positioned the new smoking shelter in the centre of the site as far from any bedroom windows in neighbouring properties as possible. This was done to try and overcome the concern expressed by the neighbour at the meeting. We could of course omit the new shelter and retain the existing if that is felt to be a better solution but it does seem to contradict the direct concern we received.

Extraction.

We are already proposing to use the chimney flues on the gable end closest to the kitchen for the boiler flue and to drop the drainage pipework down from the staff room. I am though happy to reconsider this and whether the extraction could be run in the flue to the chimney terminal however it would mean we would have to relocate the boiler to a different position and find a way of terminating the flue in a sympathetic manner so we don't have to create any additional roof or wall penetrations.

I am exploring whether we could relocate the new boiler to the roof void above area G/H and break into the flues of the central chimney stack to accommodate the boiler flue. This may then free up space in the gable stack which might accommodate the kitchen extract. This will however take a few days to investigate as we need to undertake a drone survey of the chimney stacks to establish whether there are any sealed flues to the central stack that could be used for the boiler.

Regards

Stephen Brear
Director



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Tel: 01789 450283

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 31 July 2019 20:20
To: stephen brear <mail@brearassociates.co.uk>
Subject: RE: North Arms Wroxton 19/01148/F and 19/01149/LB

Hi Stephen

Thank you for the amended plans. I am still awaiting for some consultation response including heritage but have look through the documents submitted to date and would ask consideration be given to the following:

- Smoking shelter – I cannot find any elevations of this. Also there are concerns locally regarding parking and this would appear to be placed on some of the area for parking. Also it would appear to be placed quite prominently in respect of the listed building. Whilst I appreciate the existing shelter is of no real merit it appears relatively neutral and its siting appears slightly less intrusive and does not impact on parking. Is there any reasons why the existing shelter cannot be retained or replaced in a similar location?
- Bats – I note that bat has been identified at the site. I have spoken with the ecologist and she has advised that we do need some idea of how they will be dealt with during the refurbishment – what will be put in as mitigation etc.. so we can be sure a licence is obtainable and that they can be accommodated within their current plans before they are agreed. Is there anyway their ecologist could send over at least a preliminary mitigation plan and result? This needs to be provided prior to determination to ensure we have adhered to our duties as regards EPS.
- Extraction and ventilation – I have received concerns from nearby residents regarding potential noise and odour from the extraction system particularly as it is low level and near to neighbouring properties. I have requested further guidance from the Councils Environmental Protection Officer on this but also consider the proposed alterations to accommodate the extraction as less than ideal in heritage terms. Has consideration been given to using the existing chimney to allow for the extraction systems? This was something we discussed on site previously and highlighted
- I will let you know when I receive the conservation officers comments.

I look forward to hearing from you

Kind regards

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From: stephen brear [<mailto:mail@brearassociates.co.uk>]
Sent: 19 July 2019 14:40

To: James Kirkham

Subject: RE: North Arms Wroxton 19/01148/F and 19/01149/LB

Further to your email below, I answer the points raised as follows:

Parking

Parking arrangements for the pub will be the same as existing. There is very limited parking on the site which will continue to be used however this is very limited and for safety reasons needs to be restricted. It is likely parking on site will be prioritised for customers with mobility issues.

It is expected that villagers would walk to the pub not use their cars.

Students and guests from the college will walk to The North Arms. They do not have cars.

Parking has always been difficult at the site with customers parking in Church Street and Main Street. This will continue.

The College have offered use of their car park for additional parking.

Extraction

A detailed design has not been developed for the extraction at this time. We have included roof level outlets as part of the proposal such that the external work is shown and considered as part of the application.

I had not noted the question of a Noise Management Plan for the site. It is our intention to utilise an acoustic consultant for the detailed design of the function room to advise on reverberation and noise break out from this area. My recollection was this would be a matter for detailed condition. The Conservation Officer seemed keen for us to include more windows into the barn, we have declined that opportunity as these conflict with keeping noise break out to minimum levels.

Doors

I have amended the drawings to remove the conflicting notes regarding the doors to the front elevation. It is intended to repair and retain the existing double doors. The doors are existing and intended solely as fire escape provision. These are not doors that will be openable from outside.

Ecological Survey

An ecological survey has been completed however our consultant has been back again recently for a further dusk survey. I am still waiting for their report, but preliminary advice is that they found a single long eared bat in the open garage roof and three pipistrelles emerging from the main building. They have advised that an EPS Licence is likely to be required for the work to proceed. We are still waiting though for their formal scoping report and emergence survey results.

Structural Work

Structural work has now been reduced to a minimum as follows:

- Structural work for the new staircase and first floor toilets is shown on the drawings.
- Structural work for the new staircase above the bar is minimal to trimming joists. The main support beams are retained untouched.
- Floor slab specifications are provided on the drawings
- Work to replace the concrete lintel to the Stable door opening is shown on the drawings
- Existing tie rod end plates are being reused and relocated.

Structural work that was part of the pre app schemes including:

- Removal of second post in bar and repairs to floor beam,
- replacement of the floor above the bar in area G/H, and
- Opening up of the roof void above the dining room to expose the historic trusses and original rafters, area G/H have all been deleted from the project following comments at the pre app stage.

The only detail not currently provided is for the replacement beam above area I/J. We would like to open up this area before determining the best repair method as a better solution may be to provide new end bearings to the existing beam rather than replace it completely. This can only be assessed once we are able to lift floorboards and open the beam casing. We would be happy for this to be subject to a condition.

I attach a revised ground floor plan and elevations with corrected notation regarding the front doors

Stephen Brear
Director



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From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 17 July 2019 14:34
To: stephen brear <mail@brearassociates.co.uk>
Subject: RE: North Arms Wroxton 19/01148/F and 19/01149/LB

Stephen

Thank you for your email. I have had a few queries from the public which I am having difficulty responding to give the information provided. Could you please provide some further information on the below:

- Parking – on the application form you have stated that there is no vehicle parking relevant to the proposal and the plans show no parking. Is it not intended to use the hard standing area to the front of the pub (adjacent to the outbuildings) for parking as it appears to have been used in the past? If so please indicate how this will be provided on the site plan. If not where is parking proposed?
- Extraction system – I can only find limited information of the extraction systems you are proposing to utilise within the application and it was advised at pre-app that full details of ventilation and odour control equipment should be included in any application including noise levels and a scheme for treating odour. Do you have these? A Noise Management Plan was also requested by the Environment Protection Officer at pre-application stage for the function room and external areas given the proximity to neighbouring properties and I cannot find that in your submission.
- There is conflicting information is regard to the roadside door on the front of the building. The plans state that 'Supply and fix new timber door and frame' however the Design and Access Statement notes The existing double timber doors to this elevation are to be opened up and brought back into use as a fire exit. The existing doors and frames will be retained and redecorated. All existing ironmongery will be retained. The plans also show the door opening directly onto the footway which is unlikely to be acceptable to the highway authority.
- At pre-app it was recommends that an ecological survey and any further surveys indicated by that should be included with any future submission. I cannot find any details in this respect.
- Do you have details of any structural works to the buildings?

I am still waiting for most the consultation responses however I would appreciate your response to the above in the meantime.

Kind regards

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From: stephen brear [<mailto:mail@brearassociates.co.uk>]
Sent: 05 July 2019 09:44
To: James Kirkham
Cc: Nicholas Baldwin
Subject: North Arms Wroxton 19/01148/F and 19/01149/LB

Dear James,

I understand there was a meeting at the property yesterday, 4th July regarding the scheme. I understand there was some confusion or discussion regarding three parts of the project. I would like to clarify each point as follows:

1. It has never been proposed to remove the original timber wall in Area G/H between the bathroom and the former kitchen. It is only proposed to remove the modern plasterboard partitions. We had proposed in the pre apps to retain the timber frame but remove the laths and plaster however the current and submitted proposal is to remove the woodchip and repair the plaster to the

partition. In an ideal scheme we would like to retain the timber frame but remove the plaster but you advised, in the pre app reports, that this proposal would not be supported. I have added additional notation to the drawing 2016-34/05 Revision F to clarify this.

2. In the second pre app we had proposed to remove the ceiling structure above Area G/H to expose the original roof structure above. You again advised in the second pre app that such a proposal would not be supported. This proposal is no longer part of the scheme even though we firmly believe this would make a much better solution for this area and show off the original and historic cruck frame of the roof. Our Heritage Assessment report, p44, identifies this element of the construction as a significant heritage value.
3. I have added additional notation to the drawing to require the outline of the partitioning alterations in Area I/J to be identifiable within the floorboarding.

Enclosed is revised drawing 2016-34/05F containing the additional notation. The outline of the partitioning alterations has also been identified in bolder line type to make this clearer.

If opinions have changed about items 1 and 2 then we would like to add this work back into the scheme however if opinion is still such that such proposals would not be supported then we will remain with the current proposal. It is of greater value to the community to bring this building back into use.

I trust this clarifies the points of discussion from the site meeting.

Regards

Stephen Brear
Director



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